

## MINUTES OF THE HISTORIC PRESERVATION COMMISSION May 21, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus  
34 E. 7<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

### Commission Present:

Andrea Gregory, Chair  
Chuck Buss  
Korri Turner  
Anne Bilsbarrow  
Charlie Lee (telephonically, for Public Hearing only)

### Commission Absent:

Ira Bennett  
Scott Solliday, Vice Chair  
Brenda Shears  
Lauren Proper

### City Staff Present:

Brenda Abney, Tempe History Museum  
Billy Kiser, Graduate Intern  
Holly Solis, Graduate Intern  
Jared Smith, Tempe History Museum  
John Larsen Southard, Historic Preservation Officer  
Mark Vinson, FAIA / AICP, City Architect

### Public Present:

Vic Linoff  
Joe Nucci

Chair Gregory called the meeting to order at 6:17pm

### 1. Call to Audience:

- No Reply

### 2. CONSIDERATION OF MEETING MINUTES: 04/09/2015

Commissioner Turner moved the Commission to approve the April 9, 2015 minutes as written. The motion was seconded by Commissioner Buss and passed with a vote of 5-0. In the absence of a quorum, Tempe History Museum Brenda Abney, an ex-officio Commission member with limited voting capacity, voted to approve the minutes.

### 3. Neighborhood Request for Zoning Map Amendment to place Historic Overlay Zoning on the **LINDSTROM (NUCCI) HOUSE (PL150074/HP2015.01)** located at **1220 South Maple Avenue**. The applicants are Joseph G. Nucci and Lupe Martinez-Nucci.

- Chair Gregory opens the public hearing and reads the public hearing protocol script.
- Southard: Summary of nomination of 1220 South Maple Avenue for the Tempe Historic Property Register and request for Historic Overlay Zoning; overview of historical contexts, eligibility, and integrity of the property.
- Chair Gregory: There is confusion about whether the building is eligible for under National Register criteria A or C.  
HPO Southard: The Tempe Historic Preservation Ordinance eligibility requirements differ from the National Register criteria.

- Commissioner Turner: Would adding a section outlining eligibility under National Register requirements change the process or the timeline of this nomination?  
HPO Southard: Yes, doing so would require continuing this matter to June meeting.
- Nucci: Voices concern over the language "Potentially Eligible as Contributing Property" in reference to the National Register status on page 8 of staff report; believes the language infers that the property is ineligible as an individual property.
- HPO Southard: Language bolsters opportunity for eligibility because it demonstrates the home to be, at minimum, a potential contributing property, thereby satisfying Tempe HP ordinance requirements.
- Commissioner Buss: Could THPO conduct a new historic property survey to update National Register eligibility determinations?  
HPO Southard: THPO does not have the resources to do so at this time.
- Nucci: Voices preference to strike National Register eligibility language excerpted from 1997 Tempe Multiple Resource Area (MRA).
- Commissioner Turner: Would striking that language affect the public hearing process timeline for this nomination?  
HPO Southard: No.
- HPO Southard: Commission can opt to agendize discussion of Tempe Historic Property Register staff report formatting for discussion at a future meeting.
- Nucci: Suggests using Scott Solliday's 2001 document that references and updates the 1997 Tempe MRA.
- Chair Gregory: Is that work definitive?  
HPO Southard: Unknown if 2001 update has been vetted by SHPO and / or HSRC.
- Chair Gregory: Call to Public.  
No reply.

Commissioner Billsbarrow moved the Commission recommend listing 1220 South Maple Avenue in the Tempe Historic Property Register. The motion was seconded by Commissioner Turner and passed with a vote of 5-0.

- Chair Gregory closes the public hearing for the 1220 South Maple Avenue case.

#### 4. Eisendrath House Update – Mark Vinson, FAIA / AICP

- Vinson: Summary of construction progress at Rose Eisendrath House; discusses construction timeline and grand opening ceremonies.
- Chair Gregory: Can the Commission hold its June meeting at the Eisendrath House?  
Vinson: Possibly.

- Chair Gregory: Is the project team still working with museum to furnish the house?  
Abney: About three pieces chosen for the house thus far.
- Abney: Discusses furnishing and interpretation constraints possible if interior spaces are available for rent. Waiting for direction from City about management of the property.

5. Intern Work Updates

- Southard: Announces resignation of intern Holly Solis.
- Kiser: Contacting other Certified Local Governments in Arizona and throughout the greater Southwest to gain information about their preservation plans and compiling said data.
- Solis: Working on social media posts about historic preservation as an economic development and sustainability tool.

6. Chair / Staff Updates

- HPO Southard attended the two-day Government to Government Consultation (aka Tribal Consultation) prior to the Arizona Historic Preservation Conference.
- Mill & Rio Salado project (C. T. Hayden House) Planned Area Development amendment ordinance passed by City Council on May 7<sup>th</sup>. Phase two proposal involving designated 1873-1924 building not yet submitted.

7. Current Events / Announcements / Future Agenda Items

- Future Agenda Item: Discuss the Commission's preference as to future Tempe Historic Property Register nomination staff reports.

Chair Gregory adjourned the meeting at 7:20 p.m.

Prepared by: Holly Solis, Graduate Intern

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer



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Andrea Gregory, Chair